

# River Run Unit Two Replat "A"

City of El Paso — City Plan Commission — 2/7/2019

**SUSU19 - 00003 — Resubdivision Combination REVISED**



**STAFF CONTACT:** Jim Henry, (915) 212-1608, [henryji@elpasotexas.gov](mailto:henryji@elpasotexas.gov)

**PROPERTY OWNER:** Gordon Welch, Inc.

**REPRESENTATIVE:** SLI Engineering, Inc.

**LOCATION:** North of Country Club and East of Upper Valley, District 1

**ACREAGE:** 9.36

**VESTED:** No

**PARK FEES REQUIRED:** NA

**EXCEPTION/MODIFICATION REQUEST:** N/A

**RELATED APPLICATIONS:** SUSU15-0006 – River Run Unit Two Replat "A"

**PUBLIC INPUT:** None received.

**STAFF RECOMMENDATION:** **Approval** on a resubdivision combination basis.

**SUMMARY OF REQUEST:** The applicant proposes to resubdivide 9.36 acres for 22 single-family homes. The City Plan Commission (CPC) previously approved this subdivision in 2015; however, the applicant was unable to record the plat before the recording deadline. The design and layout of the current submission is the same as the prior submission. The applicant is not requesting any waivers or exceptions. Access will be provided via Duckett Road. This application was reviewed under the current subdivision code.

**SUMMARY OF DCC RECOMMENDATION:** On January 29, 2019, The Development Coordinating Committee (DCC) recommended **approval** of River Run Unit Replat "A" on a resubdivision combination basis.



## **CASE HISTORY**

- This case was approved on June 4, 2015 (SUSU15-0006); however, the applicant was unable to record the plat before the deadline of June 4, 2018.
- Subdivision improvement plans were previously approved by land development on November 22, 2017.

## **RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN**

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G-4, Suburban (Walkable)

<b>GOAL 2.2</b>	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<b>Policy 2.2.2:</b> The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.	No, the applicant is proposing single-family housing on lots that are generally all the same size.
<b>Policy 2.2.4.b:</b> Each new neighborhood should have a primary civic space such as a square or green near its physical center.	No, the applicant is not proposing a civic space nor any green spaces.

**NEIGHBORHOOD CHARACTER:** Subject property is zoned R-2/spc (Residential / Special Protective Condition). Properties located adjacent to the subject property are also zoned R-2/spc (Residential / Special Protective Condition). The nearest school is Lincoln Middle School (.87 miles). The nearest city park is Mary Frances Keisling Park I (.40 miles). This property is not located within any Impact Fee Service Area.

### **COMMENT FROM THE PUBLIC:**

None received.

### **PLAT EXPIRATION:**

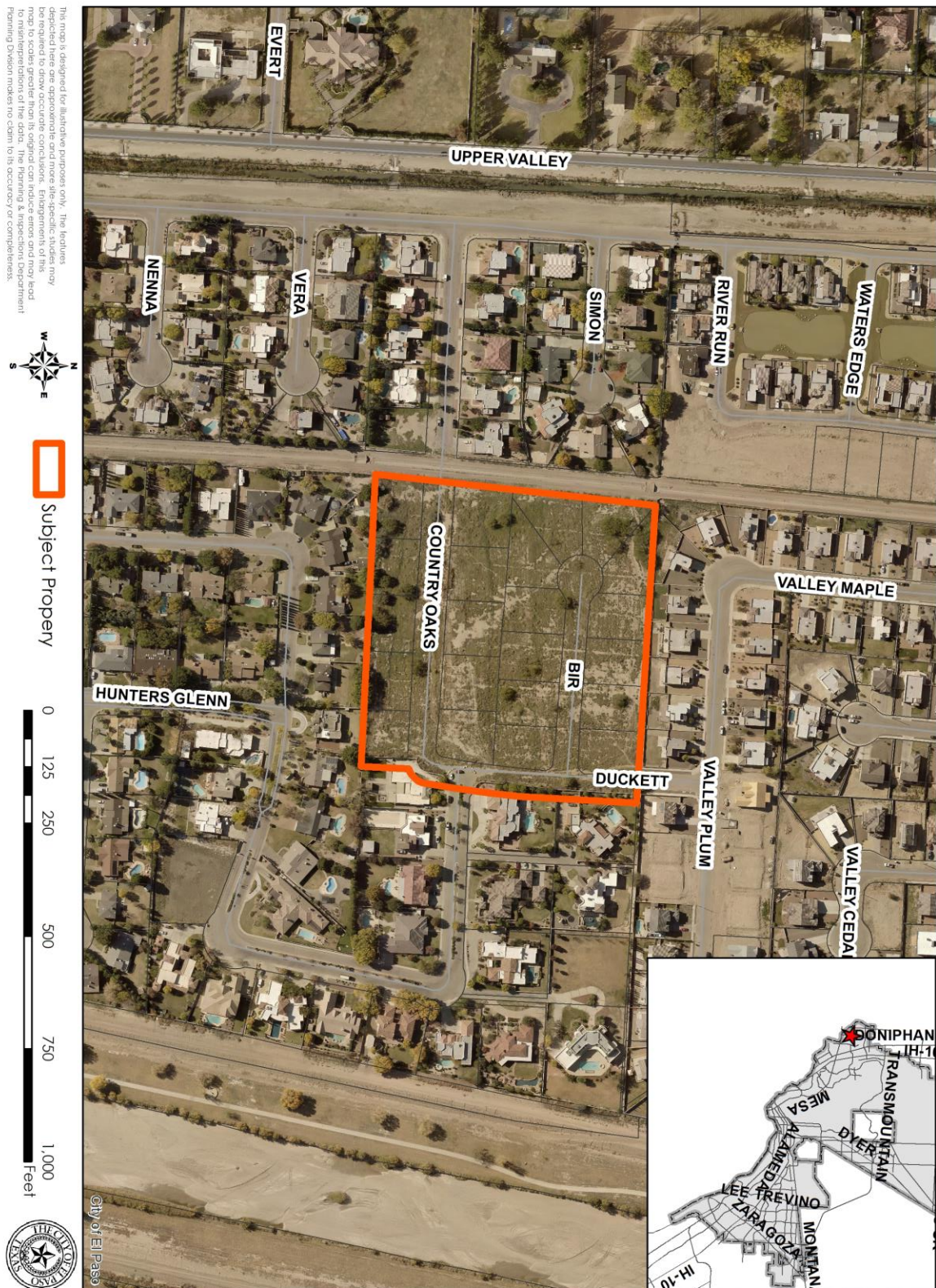
This application will expire on **February 7, 2022**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

### **ATTACHMENTS:**

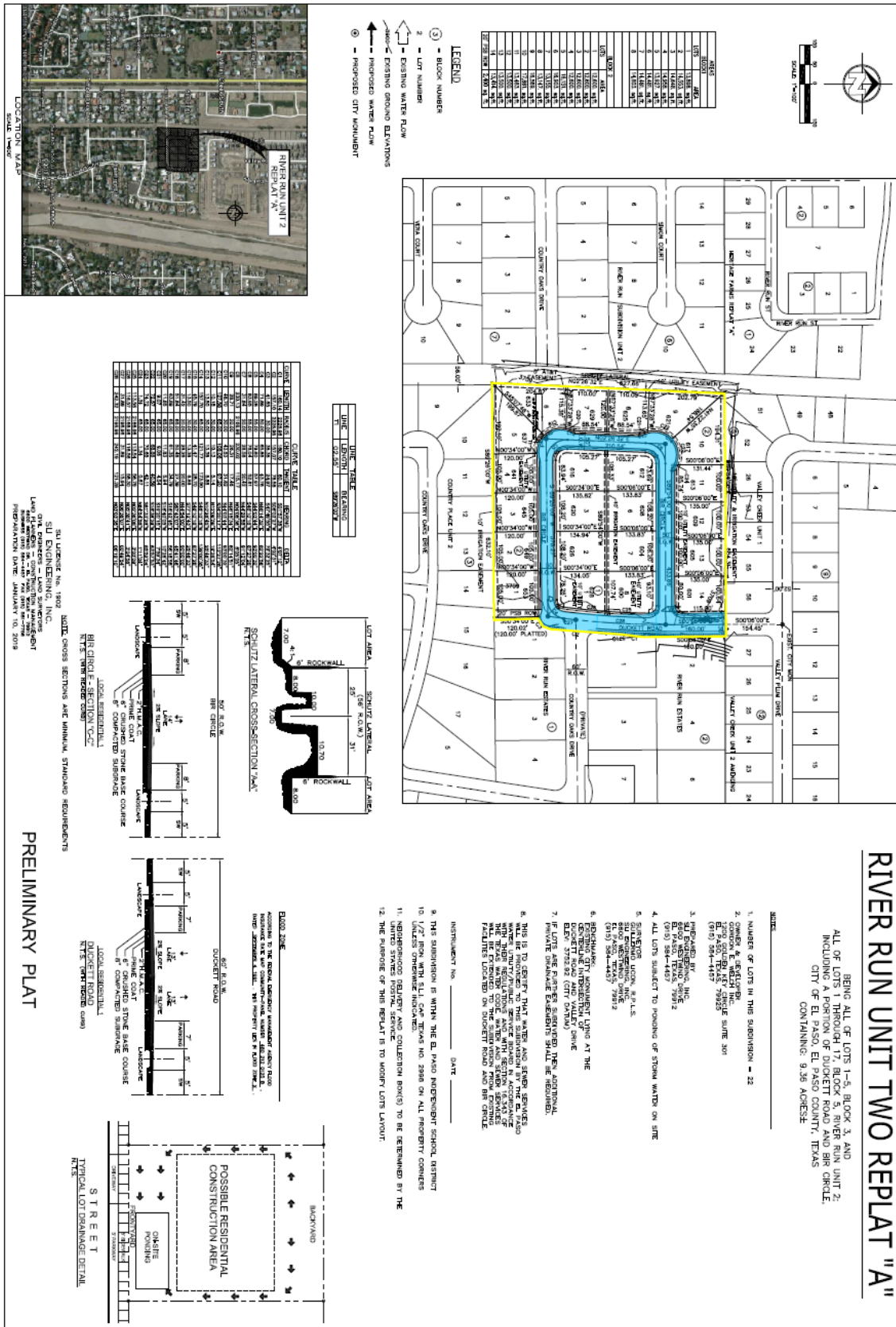
1. Aerial Map
2. Preliminary plat
3. Final plat
4. Application
5. Department Comments

# ATTACHMENT 1

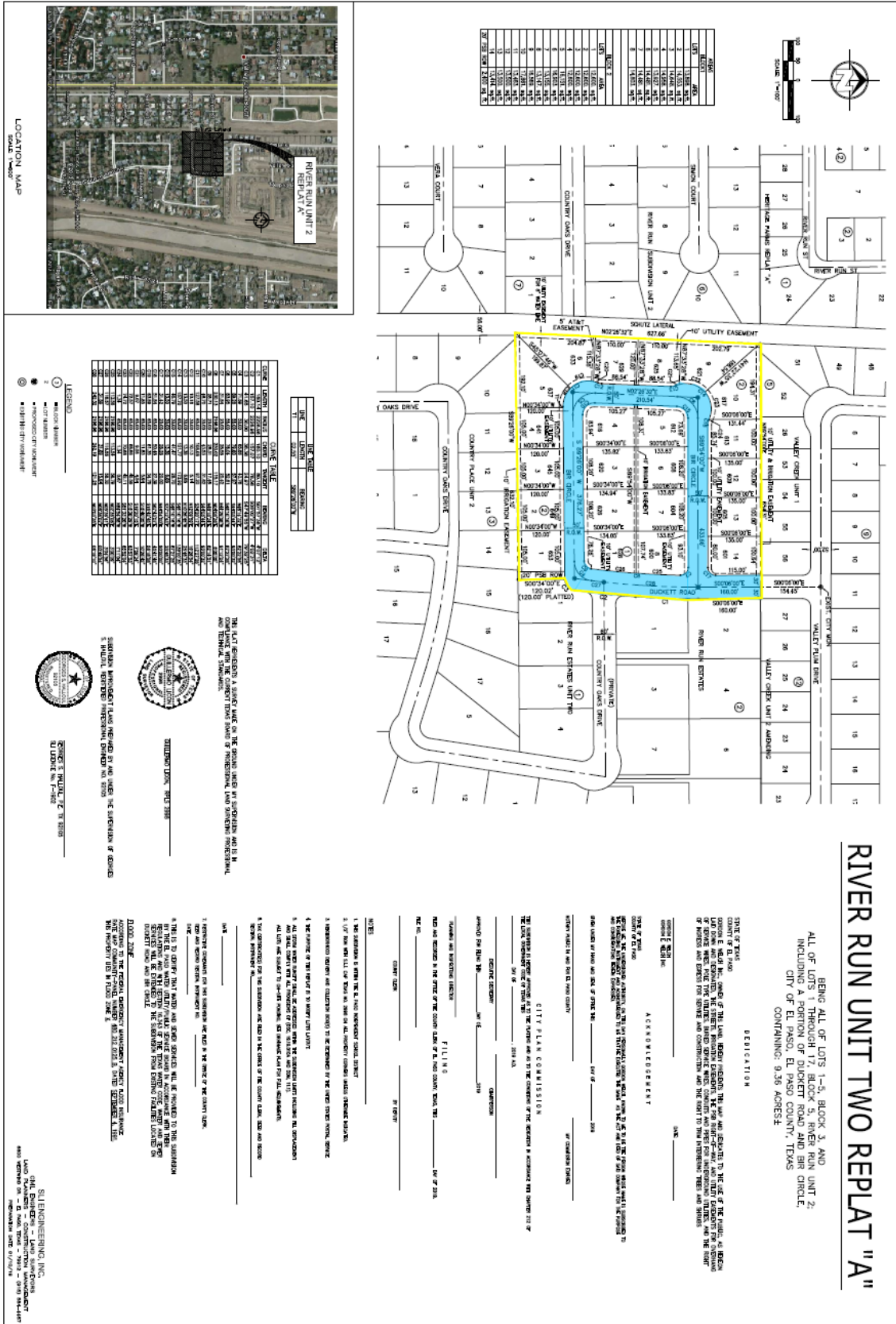
## River Run Unit Two Replat "A"



## **ATTACHMENT 2**



## **ATTACHMENT 3**



# ATTACHMENT 4



## RESUBDIVISION COMBINATION APPLICATION

DATE: 1-14-19 FILE NO. SUSU19-00003

SUBDIVISION NAME: RIVER RUN UNIT TWO REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being all of Lots 1-5, Block 3 and all of Lots 1-17 Block 5, River Run Unit Two.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>6.712</u>	<u>22</u>	Office		
Duplex			Street & Alley	<u>2.648</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>23</u>	
Industrial			Total (Gross) Acreage	<u>9.36</u>	
3. What is existing zoning of the above described property? R2, SPC Proposed zoning? Same
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes x No
5. What type of utility easements are proposed: Underground        Overhead        Combination of Both x
6. What type of drainage is proposed? (If applicable, list more than one)  
On Site
7. Are special public improvements proposed in connection with development? Yes        No x
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes        No x  
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes x No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes        No x

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Gordon E. Welch, Inc. 79912 588-8615  
(Name & Address) (Zip) (Phone)

13. Developer same  
(Name & Address) (Zip) (Phone)

14. Engineer SLI ENGINEERING, INC. 6600 Westwind 79912 584-4457  
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sl-engineering.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING  
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND  
COMPLETENESS.

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

# **ATTACHMENT 5**

## **PLANNING AND INSPECTION DEPARTMENT – PLANNING**

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

## **PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

- 1. Note #5 should read: "...and shall comply with all provisions of Muni-Code Section #19.19.1a, DSC panel 1-4C, and DDM section 11.1".
- 2. At the improvement plan stage, protect the subject property from storm water runoff from the adjacent terrain.
- 3. Remove pavement thickness values on typical street cross sections.

## **CAPITAL IMPROVEMENTS DEPARTMENT – PARKS**

We have reviewed **River Run Unit Two Replat "A"** a resubdivision combination plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following comments:

Please note that this subdivision replat is composed of one (22) "R-2/spc" residential lots which density is not being increased as evidenced by the original subdivision plat and this replat therefore, this plat meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

### **19.20.060 - Exclusions from Dedication Requirements.**

**Exclusions.** The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

**A.** A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

This subdivision is located with-in Park Zone: **NW-8**

Nearest Park: **Mary Frances Keisling Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

## **EL PASO WATER**

EPWater-PSB does not object to this request.

There is an existing Addendum dated on July 13, 2017 to re-activate the Development Agreement dated on January 3, 2002 between the Owner/Developer of River Run Unit Two Replat A and the El Paso Water for the construction of water and sewer mains.

**Water:**

There is an existing 12-inch diameter water main extending along Duckett Road that is available for service, the water main is located approximately 12-feet east from the center line of the right-of-way.

There is an existing 12-inch diameter water main stub-out extending along Bir Circle north that is available for service, the water main is located approximately 7-feet north from the center line of the right-of-way. Said main dead-ends approximately 23-feet west of Duckett Road, a water main extension is required along Bir Circle. The Owner/Developer is responsible for any necessary main extension cost.

There is an existing 8-inch diameter water main extending along Bir Circle south, the main dead-ends east of Schutz Lateral. Said line was installed under River Run Unit 2 – Replat A Development Agreement. The work under the Development Agreement has not been finalized, therefore the water main is not available for service.

**Sanitary Sewer:**

There is an existing 12-inch diameter sanitary sewer main extending along Duckett Road that is available for service, the sewer main is located approximately 6-ft west from the center line of the right-of-way.

There is an existing 8-inch diameter sanitary sewer main extending along Bir Circle south, the main dead-end approximately 500-ft west from the intersection of Duckett Road and Country Oaks Drive. Said line was installed under River Run Unit 2 – Replat A Development Agreement. The work under the Development Agreement has not been finalized, therefore the sanitary sewer main is not available for service.

**General:**

EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**El Paso County Water Improvement District #1**

No comments were received.

**CENTRAL APPRAISAL**

Change Block 1 to Block 10 and Block 2 to 9.

**SUN METRO**

Recommend approval.

**FIRE**

Recommend approval.